

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12302, of the President and Directors of Georgetown College, pursuant to sub-section 8207.2 of the Zoning Regulations, for a special exception under paragraph 3101.46, to permit construction of a Student Recreation Complex, in the R-3 District at the premises 3800 Reservoir Road, N.W., (Square 1321, Lot 1).

HEARING DATES: February 16, 1977, April 23, 1977, and May 10, 1977

DECISION DATE: June 15, 1977

FINDINGS OF FACT:

1. The Applicant requests permission to build a student recreation complex on the site of Kehoe Field. This project will have a gross floor area of 77,970 square feet, nearly all of which will be underground. The present track and football field will be replaced above the proposed facility. The seating capacity of the bleachers will be reduced from 6,000 to 3,000.

2. The project will provide a swimming pool and other recreation facilities to supplement and partially replace the McDonough Gymnasium. It is intended to bring the University's athletic facilities into conformance with Federal regulations requiring equal facilities for men and women.

3. Activities in the complex will primarily be limited to intramural and recreation activities, except for approximately five inter-collegiate swimming meets a year. No spectator seating will be provided for watching the swimming meets. The recreation facilities will be available to members of the University population, and, on a "space available" basis, outside of peak hours, to nearby residents and

alumni.

4. The Board heard this case at the same time that it heard the rehearing of the University Campus Development Plan (BZA CASE No. 10814) ordered by the D.C. Court of Appeals. This complex, along with the Heating and Cooling Plant Addition (CASE No. 12316) constitutes the "Immediate Construction" phase of the plan.

5. Georgetown University was established in 1789 under a charter granted to it by the Congress of the United States. It is an accredited University and authorized to confer degrees, and qualifies as a university under the Zoning Regulations.

6. The location of the Student Recreation Complex is within the campus boundaries of Georgetown University, as proposed in Case No. 10814.

7. There will be no increase in enrollment at the University as a result of approving this application for the Student Recreation Complex.

8. The University presently has 3,708 parking spaces, that is, more than double the 1,774 required by the regulations.

9. The complex will be located on the western portion of the campus, 170 feet east of Glover-Archbold Park. It is substantially removed from any residence.

10. The project has the potential for an affirmative impact on the traffic situation, by reducing peak hour trips to and from the campus. No additional parking will be required to service this facility. The increase of from six to eight staff persons to service this facility will add only about fifteen trips per day to and from the campus.

11. Experience with projects of this sort indicates that the project will become a center of student activity on the campus. As an on-campus gathering place for students when they are not in class, it will tend to reduce trips away from and back to the campus.

12. The National Capital Planning Commission, by

report dated December 3, 1976, recommended approval of the application, "provided that the Board requires an evergreen hedge of at least 6 feet in height be planted along the crest of the slope to further shield the structure from the park."

13. The Department of Transportation, by report dated February 14, 1977, offered no objection to the application.

14. The Joint Committee on Landmarks of the National Capital reviewed the application on November 18, 1976, and recommended favorably thereon.

15. The Municipal Planning Office, by report dated February 11, 1977, recommended approval of the application, "subject to the condition recommended by the NCPC***."

16. There is nothing in the record which demonstrates why the structure is in need of being further shielded from the park, nor, if the NCPC intended to recommend that the park be further shielded from the structure, the need for the latter

17. No adverse report or testimony in opposition to the specific project was received.

18. The site of the complex is located within ANC 3A. ANC 3B borders the premises to the west and north. By letter dated February 16, 1977, the Chairman of ANC 3B reported that ANC 3B had taken no position on the facility. Although the Chairman hypothesized that ANC 3B would not have voted on the matter favorably, such a hypothesis is not the equivalent of the procedural requirements set forth in sub-section 171i(d), D.C. Code. By letter dated February 22, 1977, the Chairman of ANC 3A reported that a Committee of said ANC had reached no formal conclusion on the merits of the facility. Although the Chairman set forth Commission opposition, as a matter of principle, to grant of any University construction permit pending approval of a campus development plan, he did not set forth anything to show that this position reflected compliance with the requirements set forth in sub-section 171i(d), D.C. Code.

CONCLUSIONS OF LAW:


The Board concludes that Georgetown University meets the requirements of a university within the meaning of the Zoning Regulations. The Board concludes that the proposed addition is so located that it is not likely to become objectionable to neighboring property owners because of noise, traffic, number of students or other objectionable conditions. The Board concludes that the proposed addition, when added to all existing buildings and structures on the campus, does not exceed the gross floor area prescribed for the R-5-B District. The Board is of the opinion that this project is in accordance with the University Campus Plan which has been heard by the Board and heretofore considered by it in executive session, in Case No. 10814, and with the purpose and intent of the Zoning Regulations. It is therefore ORDERED that this application be GRANTED.

VOTE:

3-0-1 (Charles R. Norris, William F. McIntosh, and
Leonard L. McCants, Esquire, to grant;
Theodore F. Mariani not voting)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: _____


Steven E. Sher
Executive Director

FINAL DATE OF ORDER: 19 AUG 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.